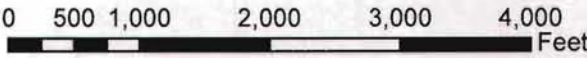


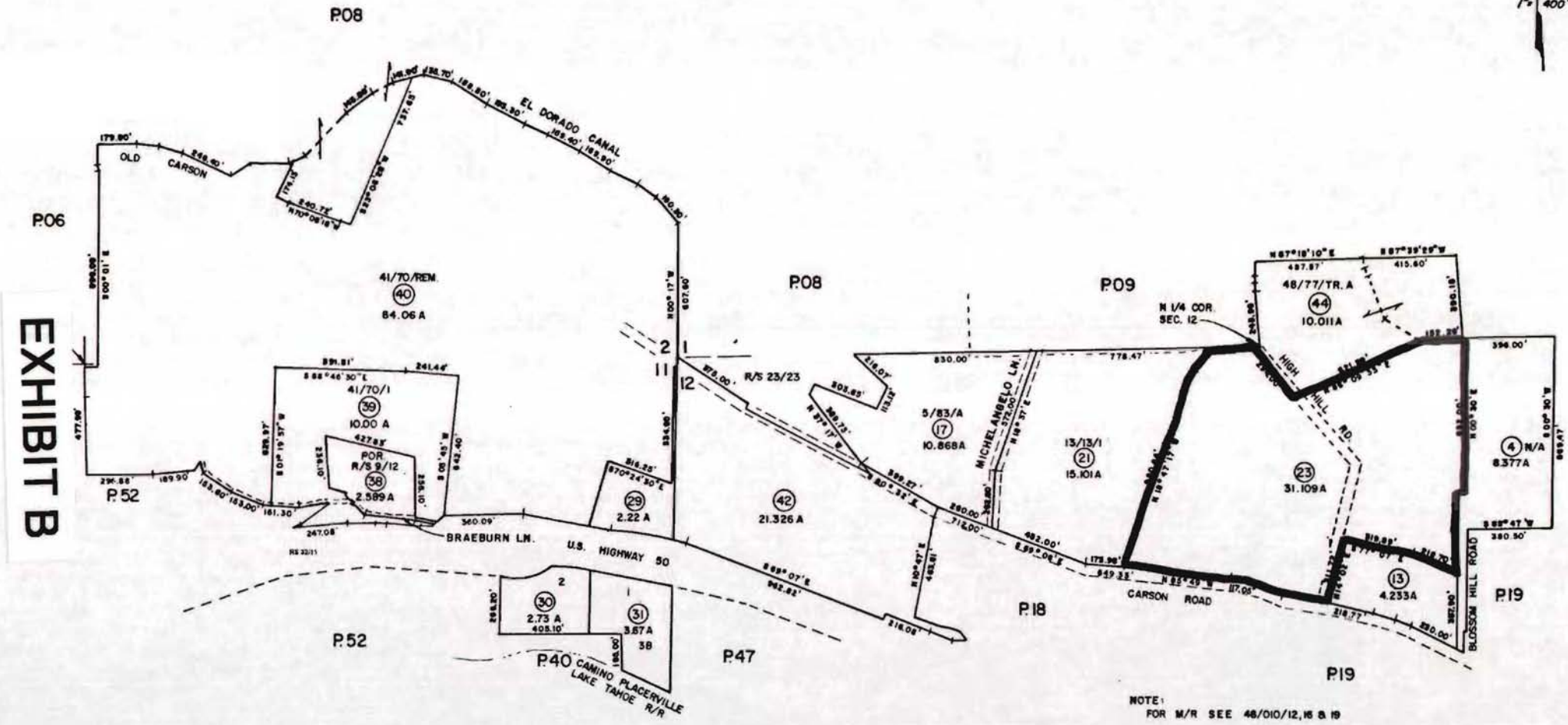
**HIGH HILL RANCH  
Location Map**



**EXHIBIT A**

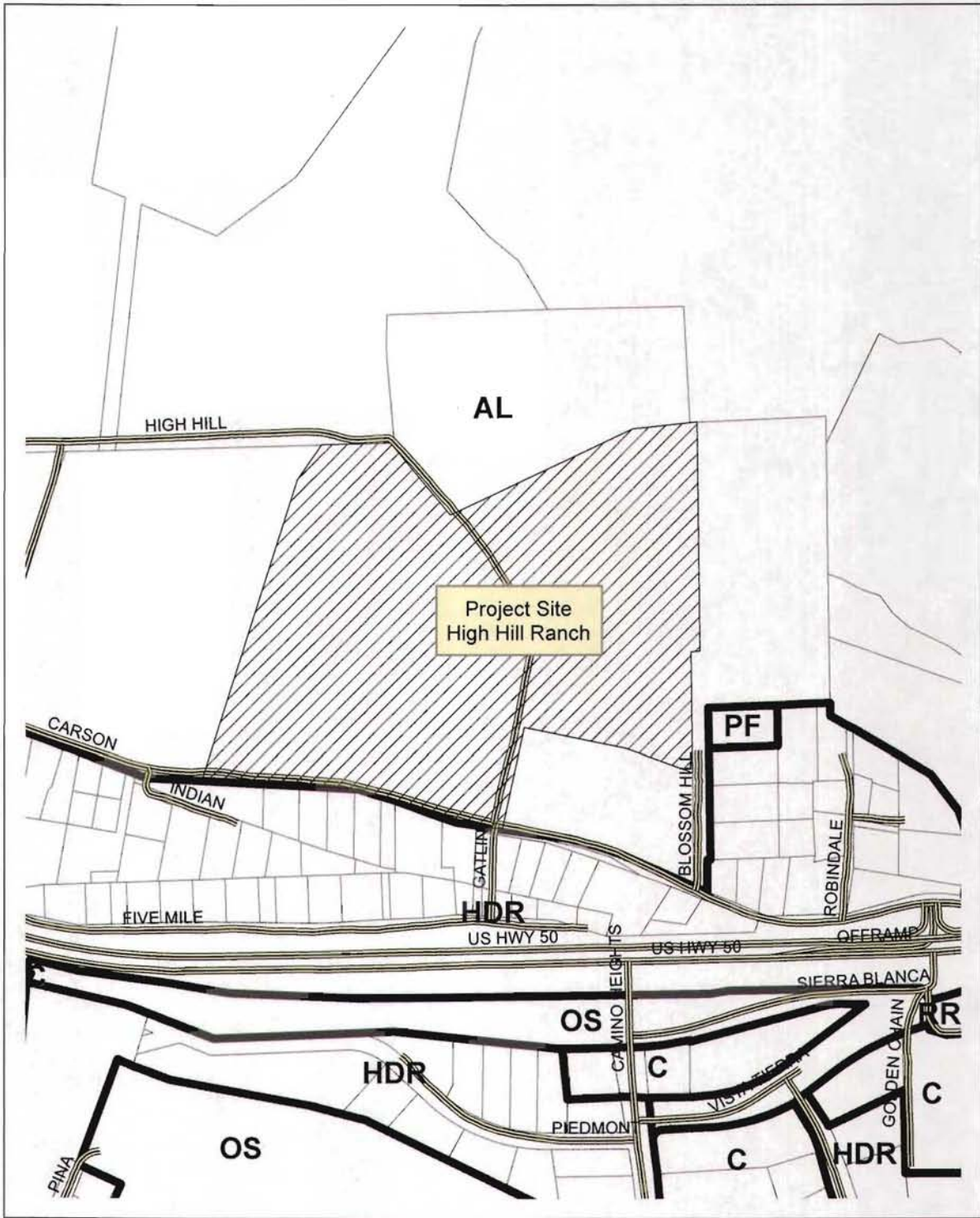
POR. SECS. 2, 11 & 12., T. 10N., R. 11E., M. D.M.  
 POR. SUNNYVALE SUBDIVISION  
 A-8

48:16

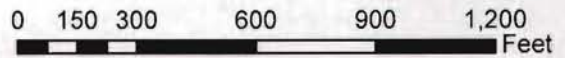


NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

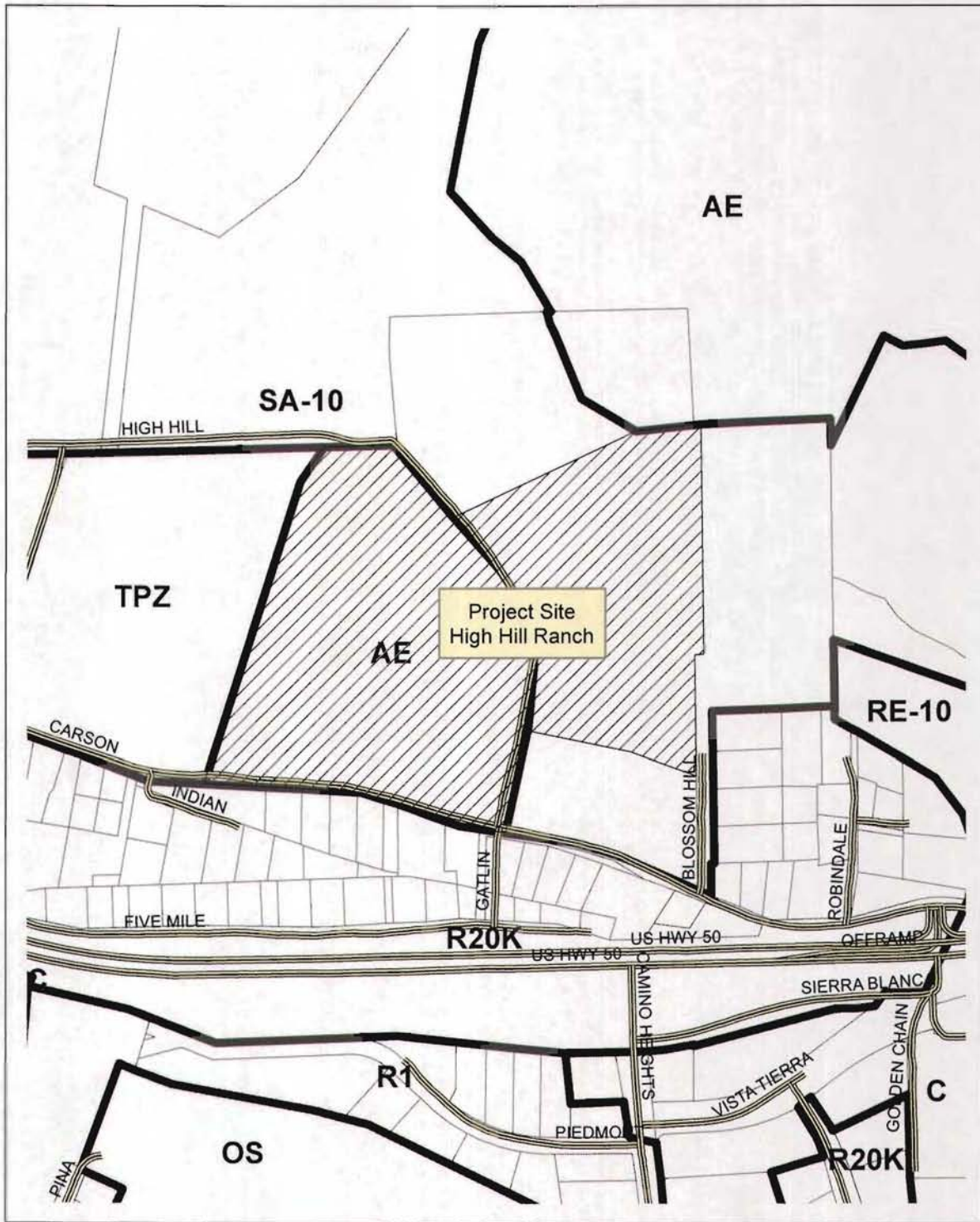




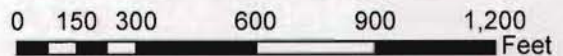
**HIGH HILL RANCH  
General Plan Map**



**EXHIBIT C**

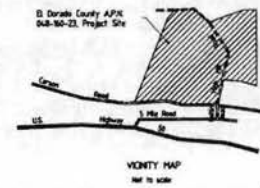


**HIGH HILL RANCH  
Zoning Map**



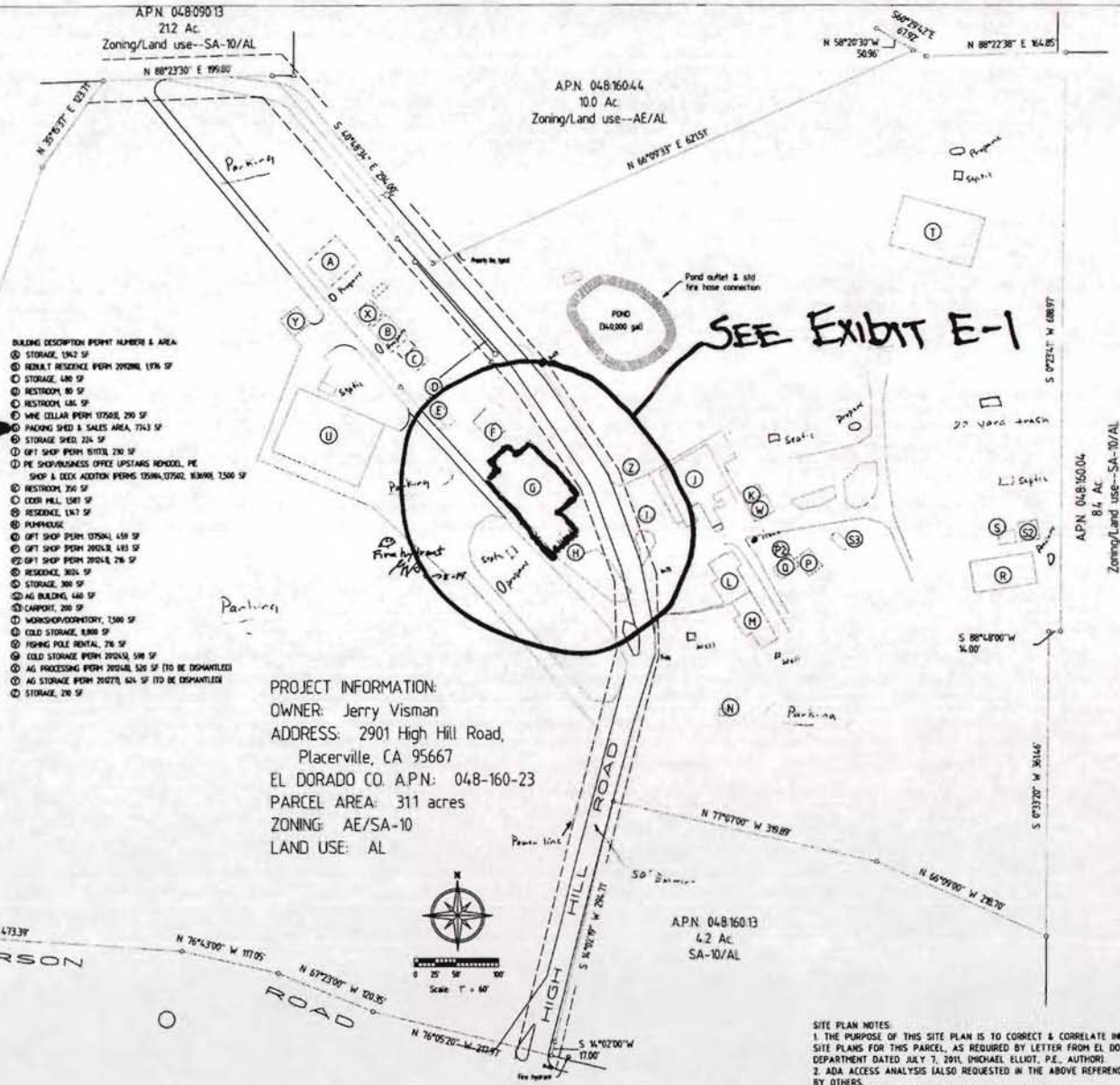
**EXHIBIT D**





# EXHIBIT E

APN 04816023  
Zoning/Land use--TPZ/AL  
N 84°17' E 98.64'



- BUILDING DESCRIPTION POINT NUMBER & AREA**
- Ⓐ STORAGE, 1942 SF
  - Ⓑ BUNKY RESIDENCE PERM 20208, 1676 SF
  - Ⓒ STORAGE, 436 SF
  - Ⓓ RESTROOM, 80 SF
  - Ⓔ RESTROOM, 141 SF
  - Ⓕ WINE CELLAR PERM 17760, 290 SF
  - Ⓖ PACKING SHED & SALES AREA, 7143 SF
  - Ⓗ STORAGE SHED, 236 SF
  - Ⓘ GFT SHIP PERM 20218, 230 SF
  - Ⓚ PE SHOP/BUSINESS OFFICE UPSTAIRS RENOVATED, PE SHOP & DECK ADDITION PERMS 15964, 17562, 10306, 7500 SF
  - Ⓛ RESTROOM, 250 SF
  - Ⓜ COOK HILL, 1587 SF
  - Ⓝ RESIDENCE, 1547 SF
  - Ⓟ PORCH/DECK
  - Ⓠ GFT SHIP PERM 17764, 459 SF
  - Ⓡ GFT SHIP PERM 20219, 483 SF
  - Ⓢ GFT SHIP PERM 20214, 276 SF
  - Ⓣ RESIDENCE, 3036 SF
  - Ⓤ STORAGE, 200 SF
  - Ⓥ AG BUILDING, 440 SF
  - Ⓦ CARPORT, 200 SF
  - Ⓧ WORKSHOP/OFFICE, 7500 SF
  - Ⓨ COLD STORAGE, 8,800 SF
  - Ⓩ FISHING POLE RENTAL, 276 SF
  - ⓐ COLD STORAGE PERM 20215, 536 SF
  - ⓑ AG PROCESSING PERM 20214, 520 SF (TO BE DEMANTILED)
  - ⓓ AG STORAGE PERM 20278, 624 SF (TO BE DEMANTILED)
  - ⓔ STORAGE, 216 SF

**PROJECT INFORMATION:**  
 OWNER: Jerry Visman  
 ADDRESS: 2901 High Hill Road,  
 Placerville, CA 95667  
 EL DORADO CO. APN: 048-160-23  
 PARCEL AREA: 311 acres  
 ZONING: AE/SA-10  
 LAND USE: AL



SEE EXHIBIT E-1

## SITE PLAN OVERALL



GARY SWEENEY  
 289 Forester Lane  
 El Dorado, CA 95021  
 530-421-5218  
 gsw@gsurvey.com

RECORDS  
 Variance  
 Jerry Visman  
 688-2014

HIGH HILL RANCH  
 2901 High Hill Road  
 El Dorado County, CA  
 SITE PLAN  
 El Dorado County, CA  
 A.P.N. 048-160-23

DATE: Feb 25, 2014  
 DRAWN BY: GUG  
 SCALE: as noted

RECEIVED  
 JUN 11 2015  
 EL DORADO COUNTY  
 DEVELOPMENT SERVICES DEPT

- SITE PLAN NOTES:**
1. THE PURPOSE OF THIS SITE PLAN IS TO CORRECT & CORRELATE INFORMATION PRESENTED ON PREVIOUS SITE PLANS FOR THIS PARCEL, AS REQUIRED BY LETTER FROM EL DORADO COUNTY DEVELOPMENT SERVICES DEPARTMENT DATED JULY 7, 2011. (MICHAEL ELLIOTT, P.E., AUTHOR)
  2. ADA ACCESS ANALYSIS (ALSO REQUESTED IN THE ABOVE REFERENCED LETTER) IS TO BE PROVIDED BY OTHERS.
  3. THERE IS NO GRADING UNDERTAKEN OR PROPOSED.
  4. INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEY BY SWEENEY LAND SURVEYING.

Sheet  
 SITE-1  
 of 1  
 V 15-0003

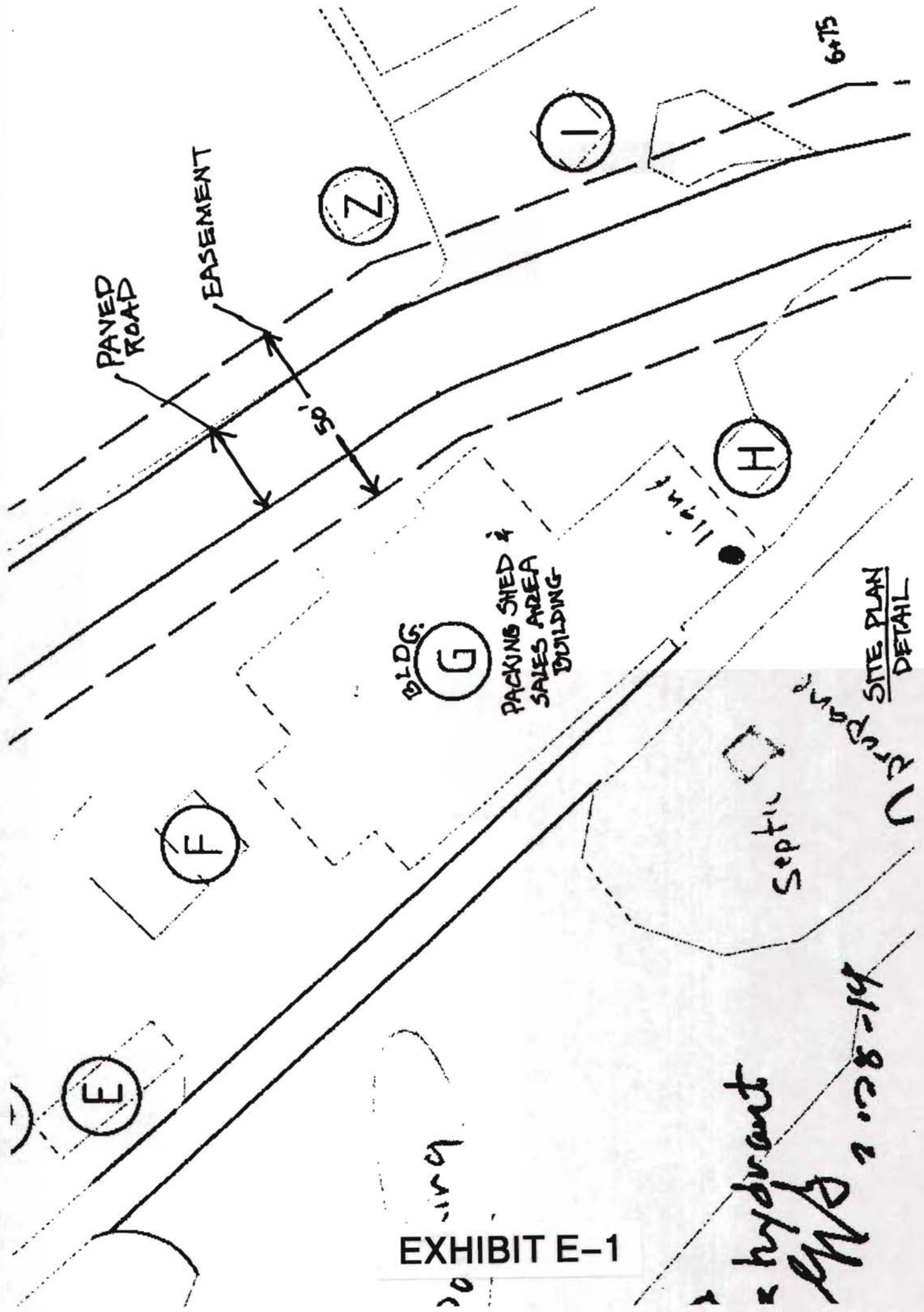


EXHIBIT E-1

hydrant  
 61-80-14





## EL DORADO COUNTY PLANNING DEPARTMENT

### VARIANCE SUPPORT INFORMATION

The following information must be provided to support your request and assist the Zoning Administrator in making the necessary legal findings to approve the variance. (Attach additional sheets if necessary)

- A) There are exceptional or extraordinary circumstances or conditions applying to the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings or uses in the vicinity and the same zone, and have not resulted from any act of the owner or applicant;

Please explain: a lean to was built back in the 80's  
which was in the easement. the easement has  
been moved, the building is now just in the setback

- B) The strict application of the provisions of the ordinance requested to be varied would deprive the applicant of the reasonable use of the land or building, allowed for other land in the vicinity and the same zone;

Please explain: theres no reason to remove the  
building as the asphalt road is over  
40 feet wide near the building

- C) The variance is the minimum necessary for the reasonable use of the land or building;

Please explain: a zero setback has no effect  
on access to other property as the road  
is 40 feet wide in that area

- D) The variance is in conformity with the intent of this article and not detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Please explain: the variance would have no effect  
on the neighborhood, as the neighbor has  
one other legal access plus a <sup>3</sup>/<sub>rd</sub> way, in and out

**EXHIBIT F**